



Board of Adjustment 10.19.2021



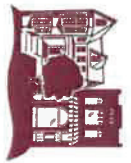
General Information:

716 8th ST NW

The applicant is requesting approval of a variance for a rear and side yard setback adjustment in the Traditional Residential (TR) District 12 feet from the rear lot line and \leq 2 feet from the east side lot line.

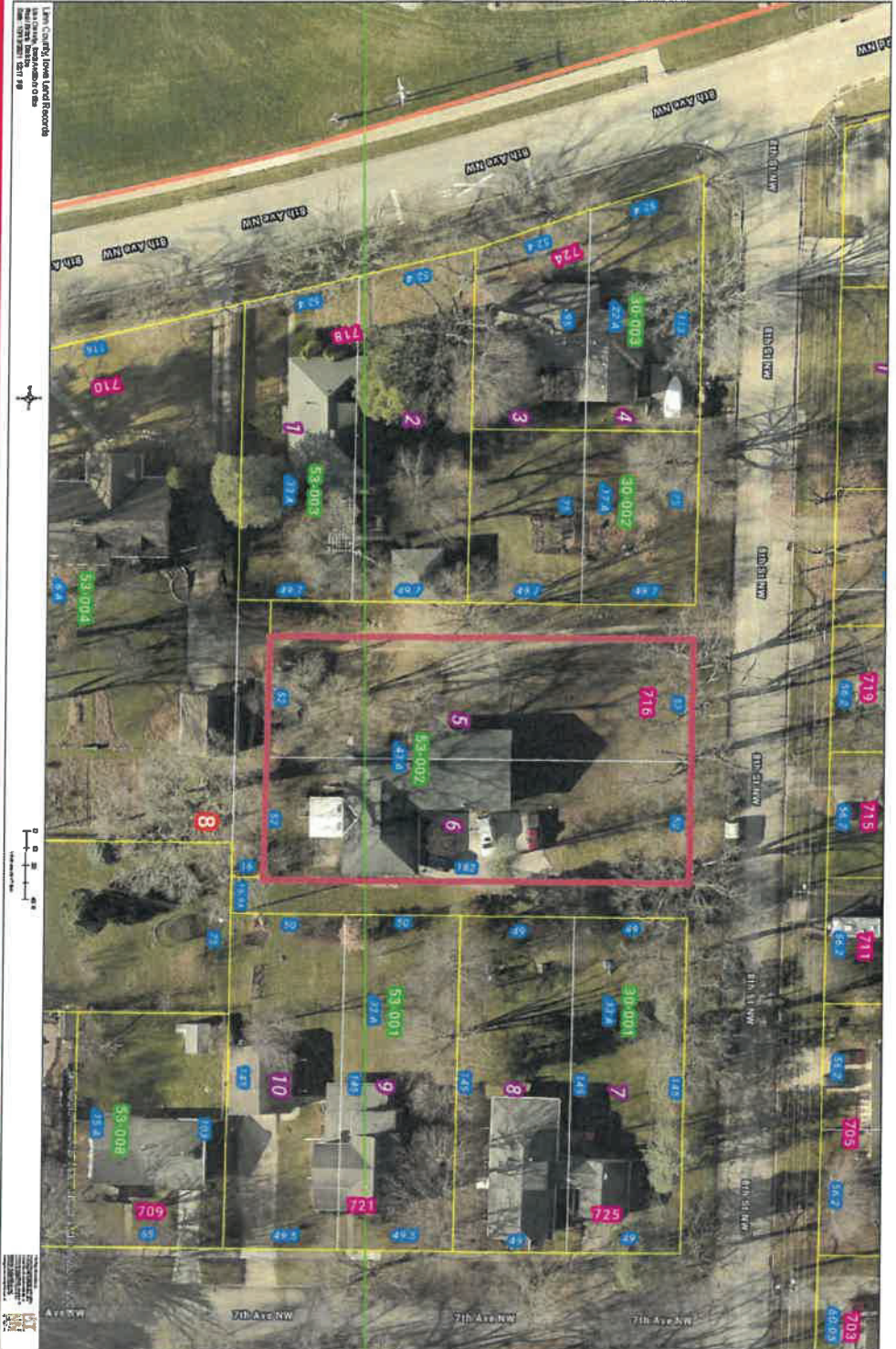
Site Details (Square Feet):

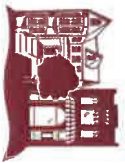
- Total lot area- 18,980 sq ft, approx. 0.44 acres
- Total size of proposed attached garage- 720 sq ft
- TR Setbacks:
 - Front- 15 ft min, 25 ft max
 - Side- 5 ft
 - Rear- 30 ft



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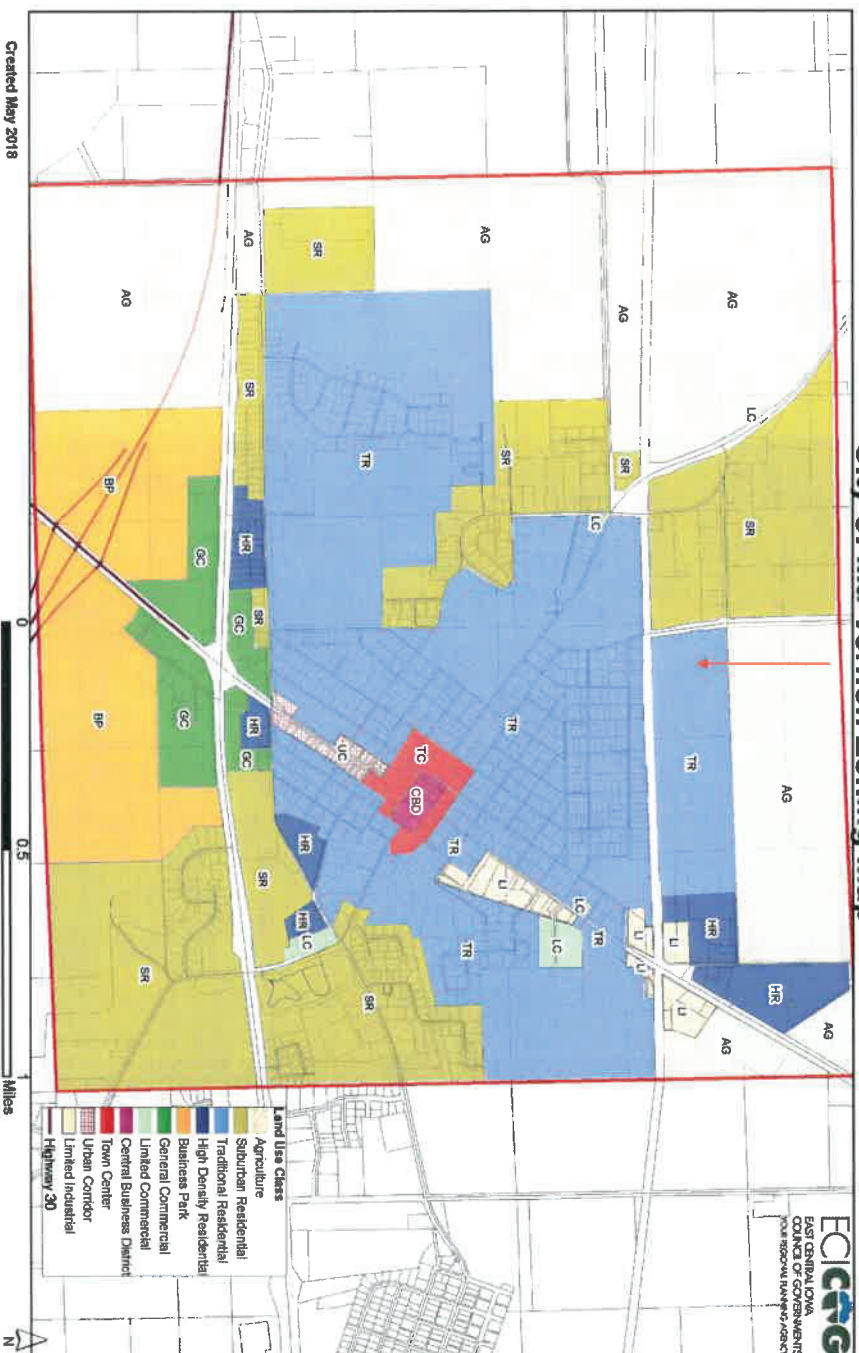
CBLK PATD [225]		6 8 MC WD DK [48]	
15	15	16	16
FRGAR [289]	24	ISBFR [256]	40
12	28	ISBFR(MAN) [120]	
4			
MC ASPH P/F [49]		30	(2016)
		40	ISBFR [1200]





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City of Mt. Vernon Zoning Map



Created May 2018

Zoning Map



Proposed Location:
716 8th ST NW





City Staff Recommendation

City staff cannot make a recommendation to approve this variance since all of the following requirements are not met:

- (a) Strict application of the zoning ordinance will produce undue hardship and would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance.
- (b) Such hardship is not shared generally by other properties in the same zoning district and in the same vicinity.
- (c) The authorization of such variance will not be of substantial detriment to adjacent property and the character of the district will not be changed by the granting of the variance.
- (d) The granting of such variance is based upon reason of demonstrable and exceptional hardship as distinguished from variations for purposes of convenience, profit, or caprice.
- (e) The condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable a general regulation to be adopted as an amendment to this Zoning Ordinance.
- (f) The granting of the variance will not cause substantial detriment to the public good and will not substantially impair the intent and purpose of any Ordinance or Resolution.